



**Mill Lane, Welwyn AL6 9ET**

**welcome to**

## **Mill Lane, Welwyn**

This CHAIN FREE, extended end of terrace three-bedroom cottage sits in the heart of Welwyn Village, just a short stroll from the High Street's charming mix of amenities—including a Tesco Express, doctor's surgery, cafés, and popular restaurants. Perfectly positioned for commuters, the home offers easy access to the A1(M) and nearby mainline stations at Welwyn North and Welwyn Garden City, providing swift routes into London. Inside, the ground floor welcomes you with a spacious lounge, a bright dining room with doors opening onto the courtyard, and a fully fitted kitchen. Upstairs, you'll find three well-proportioned bedrooms, a modern bathroom, and access to a roof terrace—ideal for relaxing or entertaining. Outside, the property benefits from a private courtyard and a separate utility room, offering practical space and added convenience.

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

This property is SOLD AS SEEN.



### Lounge

22' 1" x 10' 11" ( 6.73m x 3.33m )

Window to front x 2, radiator, fire place, built in storage.

### Dining Room

10' 1" x 28' 6" ( 3.07m x 8.69m )

Doors to courtyard, storage cupboard, radiator, fireplace.

### Kitchen

12' x 11' 8" ( 3.66m x 3.56m )

Tiled flooring & splashback, wall and base units, sink/drain, extractor, doors to garden.

### Utility Room

10' 2" x 6' 11" ( 3.10m x 2.11m )

Shelf, space for appliances, W/C.

### Landing

Door to roof terrace.

### Bedroom One

13' 1" x 12' 5" ( 3.99m x 3.78m )

Window to front, radiator, built in storage.

### Bedroom Two

11' 3" x 10' 6" ( 3.43m x 3.20m )

Window to front, built in storage.

### Bedroom Three

11' 1" x 9' 7" ( 3.38m x 2.92m )

Window to rear.

### Bathroom

Part tiled, bath with shower over, W/C, wash hand basin, towel rail.

### Roof Terrace

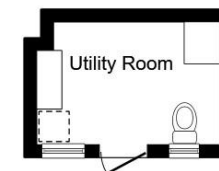
Decking.



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 126.0 m<sup>2</sup> (1,356 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## welcome to Mill Lane, Welwyn

- CHAIN FREE
- SOLD AS SEEN
- Three Bedroom House
- End of Terrace
- Village Location

Tenure: Freehold EPC Rating: D



# £550,000



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN109601 - 0004

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